102.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,270,800 / 1,270,800
					USE VALUE:	1,270,800 / 1,270,800
					ASSESSED:	1,270,800 / 1,270,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
170		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COTTONE PIETRO
Owner 2:	SABINO VALENTINA
Owner 3:	
Street 1:	170 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING STREET LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains 6,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Clapboard Exterior and 3487 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6700.000	836,100		434,700	1,270,800
Total Card	0.154	836,100		434,700	1,270,800
Total Parcel	0.154	836,100		434,700	1,270,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.44 | /Parcel: 364.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 65887

GIS Ref

GIS Ref

Insp Date 05/22/20

!8165!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 102.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	168,700	0	6,700.	434,700	603,400	603,400	Year End Roll	12/18/2019
2019	101	FV	150,300	0	6,700.	440,900	591,200	591,200	Year End Roll	1/3/2019
2018	101	FV	150,300	0	6,700.	329,100	479,400	479,400	Year End Roll	12/20/2017
2017	101	FV	150,300	0	6,700.	298,100	448,400	448,400	Year End Roll	1/3/2017
2016	101	FV	150,300	0	6,700.	285,700	436,000	436,000	Year End	1/4/2016
2015	101	FV	149,500	0	6,700.	242,200	391,700	391,700	Year End Roll	12/11/2014
2014	101	FV	149,500	0	6,700.	229,800	379,300	379,300	Year End Roll	12/16/2013
2013	101	FV	149,500	0	6,700.	218,600	368,100	368,100		12/13/2012

PRINT

Date	Time
12/10/20	22:44:48

LAST REV

Date	Time
09/09/20	15:26:07

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8165

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	75449-349	1	8/25/2020		1,407,500	No	No		
ROBITAILLE SUSA	72278-88	1	2/28/2019	Change>Sale	585,000	No	No		
SWEENEY ROBERT	45202-375		5/18/2005		390,000	No	No		
SWEENEY ROBERTF	24239-507		2/4/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	65887
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2019	910	Addition	300,000	O				
4/26/2018	502	Insulate	21,896	C				
7/1/2005	565	New Wind	2,099			G7	GR FY07	
5/18/2001	306	Alterati	1,000	C				INSTALL DOOR
4/30/2001	242	Redo Bat	15,000	C				
3/21/1994	66	Manual	5,000					SIDING
6/2/1993	230		2,200					14X14 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
5/22/2020	Meas/Inspect	DGM	D Mann
8/23/2018	MEAS&NOTICE	BS	Barbara S
3/24/2009	Meas/Inspect	372	PATRIOT
9/25/2005	MLS	HC	Helen Chinal
10/22/1999	Meas/Inspect	264	PATRIOT
8/14/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6700		Sq. Ft.	Site		0	70.	0.93	5									434,702						434,700	

Total AC/HA: 0.15381 | Total SF/SM: 6700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,702 | Spl Credit | Total: 434,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1956	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95964313
Const Adj.:	1.04989493
Adj $ / SQ:	125.941
Other Features:	124722
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	837824
Depreciation:	1676
Depreciated Total:	836148

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

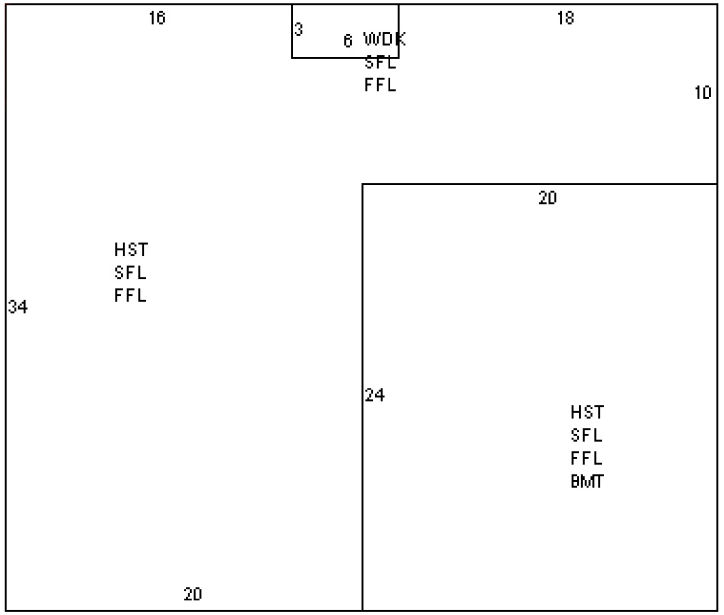
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.87
Special Features:	0	Val/Su Net:	214.99
Final Total:	836100	Val/Su SzAd	246.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,360	125.940	171,279
SFL	Second Floor	1,360	125.940	171,279
HST	Half Story	671	125.940	84,506
BMT	Basement	480	45.340	21,763
WDK	Deck	18	16.800	302

Net Sketched Area:	3,889			Total:	449,129
Size Ad	3391	Gross Are	4560	FinArea	3487

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	20	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

102.0-0003-0005.0

IMAGE

AssessPro Patriot Properties, Inc